

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Greenville County

State: SC

PJ's Total HOME Allocation Received: \$16,473,177

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	91.52 %	90.52 %	6	90.66 %	64	60	
% of Funds Disbursed	89.89 %	80.30 %	3	81.06 %	87	86	
Leveraging Ratio for Rental Activities	0.4	6.18	5	4.62	8	9	
% of Completed Rental Disbursements to All Rental Commitments***	84.35 %	90.04 %	8	81.27 %	29	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	37.49 %	68.99 %	7	68.23 %	8	10	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	82.88 %	1	79.86 %	100	100	
% of 0-30% AMI Renters to All Renters***	75.00 %	33.96 %	1	44.82 %	94	90	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.77 %	1	94.65 %	100	100	
Overall Ranking:			In State:	5 / 10	Nationally:	33 / 37	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$49,499	\$13,337		\$25,419	8 Units	2.20 %	
Homebuyer Unit	\$56,307	\$34,449		\$14,530	179 Units	49.60 %	
Homeowner-Rehab Unit	\$22,063	\$21,223		\$20,251	174 Units	48.20 %	
TBRA Unit	\$0	\$548		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greenville County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$69,430	\$97,007	\$23,473
State:*	\$73,769	\$9,521	\$22,879
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	1.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.8

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	25.0	24.7	68.4	0.0
Black/African American:	62.5	66.3	30.5	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	12.5	0.6	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.6	0.0

ETHNICITY:

Hispanic	0.0	8.4	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	25.0	21.3	53.4	0.0
2 Persons:	25.0	34.8	34.5	0.0
3 Persons:	0.0	23.6	5.2	0.0
4 Persons:	37.5	13.5	3.4	0.0
5 Persons:	12.5	4.5	2.3	0.0
6 Persons:	0.0	2.2	0.6	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.0	17.4	13.2	0.0
Elderly:	0.0	10.1	63.8	0.0
Related/Single Parent:	50.0	43.3	9.2	0.0
Related/Two Parent:	0.0	18.0	8.0	0.0
Other:	25.0	11.2	5.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	37.5	
No Assistance:	62.5	

of Section 504 Compliant Units / Completed Units Since 2001 9

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

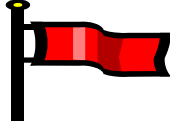
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greenville County State: SC Group Rank: 33
 State Rank: 5 / 10 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 37
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	84.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	37.49	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.51	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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